

Recently Asked Questions About LDO

(in Response to a Planning Department Mailing to Residents)

1.) Are my taxes going up or going to be affected by this?

No. This new ordinance only affects City zoning and development standards. In most cases, the proposed zoning for property is a direct translation of the current zoning. This is not expected to affect property values and taxes applied on the property.

2.) Why is the City doing this?

The City is in the process of overhauling its Unified Development Ordinance into a more updated, streamlined, more user-friendly document. The last time the City did this was in 1992. As a part of this overhaul, the new ordinance has proposed combining certain districts and changing district names and dimensional standards. In many cases the changes are more a change in title. As such, these changes require under state law, a “citywide rezoning” to implement these new changes throughout the City.

3.) How is my front setback now measured?

Setbacks now can be measured from either the centerline of the street or from the property line. The centerline setbacks are being removed in the proposed LDO. Accordingly, the front setbacks would be measured from the front property line instead of the center of the street. Most property lines are located back from the edge of the street by five or 10 feet. Most telephone or power poles are located near front property lines.

4.) If the residential changes are so insignificant, then why send out a letter to residents about it?

City Council directed staff to send letters to every property owner within the City to ensure direct public notification and awareness of the proposed new ordinance.

5.) Are twin homes the same as duplexes? Are we now allowing duplexes in single family areas?

Twin homes are not the same as duplexes. Twin homes are single-family attached housing on separate lots and are typically sold to two separate owners. Duplexes are two attached housing units on the same lot, have a single property owner and are often rented units. The LDO proposes to allow only twin homes along the edge of some single family neighborhoods, on corner lots on busy streets and only with a single family home appearance.